

BARNs AND AGRICULTURAL STORAGE BUILDINGS

PERMITTING PROCESS

The following procedure is designed for applicants interested in acquiring a permit for a Barn and/ or Agricultural Storage Building from the County of San Diego. ***The process described below is provided as a guide only.*** The requirements associated with any individual project may vary depending on the unique aspects of that project and potential changes in County regulations or procedures. It is recommended that applicants discuss the applicability of this process with the County of San Diego counter technicians from the outset of as described below in order to ensure that the permitting process is as efficient as possible.

<i>Recommended Preliminary Actions: It is recommended that you communicate with the LOCAL FIRE DISTRICT (may be identified using interactive property profile application) regarding any potential issues or additional costs associated with the proposed development prior to initiating the permit application process.</i>	
Step 1	<p>Come into the DPLU and visit the necessary counters to obtain information specific to your project, as well as any applications or other paperwork that may be required.</p> <p>What should I bring? Bring the following materials associated with your property: Assessor's Parcel Number (APN) or property address and photos of your agricultural operation.</p> <p>How much time should I allow for the visit to DPLU? It is recommended that you allow for one half to one full day in order to obtain all of the information that you need as well as to ask any necessary questions of County staff. The amount of time required to visit all of the necessary counters will depend on the number of other customers seeking assistance and may fluctuate daily.</p> <p>Counters to visit include:</p> <p>1- ZONING Counter You will need to identify the applicable zoning regulations for your property. You will determine the zoning (use regulations) for the site. This may be performed initially online (see "online resources" below), but should be verified by a zoning technician when you come into DPLU. It will be necessary to answer the following questions with regard to your property:</p> <ul style="list-style-type: none"> - Is agriculture permitted by-right? - What restrictions regarding agricultural uses apply?

	<p>- What other restrictions apply <i>(this may include design or other types of restrictions)</i>?</p> <p>Online Zoning Resources: Interactive Property Profile Barn and Accessory Structure Regulations County Zoning Ordinance</p> <p>The zoning technician will assist you to determine the specific process associated with building a barn or agricultural storage building on your property based on the zoning.</p> <p>In addition, you will need to demonstrate the <u>presence of agriculture</u> onsite. This may be done by providing photos of your agricultural operation.</p> <p>If the technician indicates that agriculture is permitted by right and there are no unique or unusual circumstances associated with your property and that you will be able to build a barn or agricultural storage building through the standard process, proceed to the Building counter.</p> <p>2- BUILDING Counter You will need to identify the <u>type of building plans</u> required. Different structures require different types of building plans for barns or agricultural storage buildings including those for <u>standard structures</u> or for <u>oversized structures</u>. The dimensions and type of structure permitted may depend on various factors, including zoning, as outlined in part in Section 1100 of the Zoning Ordinance. It is important to speak with a Building counter technician in order to determine the proper building plans for your specific building design.</p> <p>Online Building Resources: Building Permit Fee Schedule</p>
Step 2	<p>Create your <u>building plans</u>. Using the information provided, it is recommended that you work with a professional engineer to develop building plans in conformance with the County's requirements. Building technicians are available by phone or in person at the DPLU should you or your engineer require additional guidance through this process. You may wish to schedule an appointment with a technician to discuss more detailed questions.</p> <p>When creating your building plans, note that an <u>Administrative Permit</u> is required for <u>oversized structures</u>.</p>

Step 3	Submit your building plans to the DPLU Building counter for County review. Building technicians will review the building plans that you submitted to ensure compliance with County codes, ordinances, and other regulations.
Step 4	Receive <u>plan corrections</u> from the Building division of the DPLU. A Building technician will contact you to pick up your plans along with the required corrections.
Step 5	Revise your building plans to address County comments and corrections from Step 6 above.
Step 6	Re-submit your building plans to the DPLU Building counter for final County review <i>(additional iterative review cycles may be necessary if all corrections or revisions are not made properly)</i> .
Step 7	Receive County <u>conditions of approval</u> . The DPLU Building division will provide you with Conditions of Approval upon successful completion of your building plans. The Conditions of Approval will outline the additional steps that must be taken to receive your Building Permit. DPLU- Building Counter
Step 8	Fire District approval. Contact your local fire district to receive fire district approval of your building plans. Conditions of approval for your structure may be established by your local fire district** and must be met in order to receive County approval.
Step 9	Complete conditions of approval.
Step 10	Receive building permit.
Step 11	Pay any fees associated with your Building Permit .
Step 12	Build your structure
Step 13	Obtain Final Inspection.

* It is recommended that applicant work directly with the project Planner where applicable. Additional contact information is provided as a secondary resource for questions regarding specific aspects of a project.

** Not a County of San Diego agency. The County of San Diego has no authority over this entity.